

Unit N7U - Tides (North)

N7U - 3801 S Ocean Dr, Hollywood Beach, FL, Broward 33019

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11438132 |
| Status: | Active |
| Size: | 812 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$449,000 |
| List PPSF: | \$553 |
| Valuated Price: | \$430,000 |
| Valuated PPSF: | \$530 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

| | |
|--|-----|
| Number of units: | 361 |
| Number of active listings for rent: | 30 |
| Number of active listings for sale: | 17 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 2 |

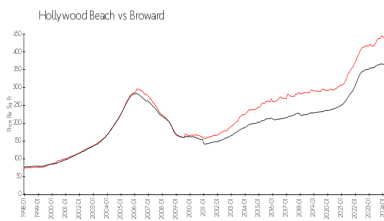
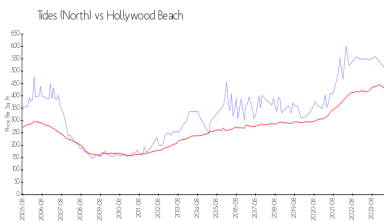
Building Association Information

The Tides Condominium
(954) 458-3295

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 5J | 874 sq ft | May 2024 | \$435,000 | \$498 |
| 7A | 874 sq ft | Mar 2024 | \$430,000 | \$492 |
| 9T | 812 sq ft | Dec 2023 | \$425,000 | \$523 |
| 14S | 789 sq ft | Oct 2023 | \$425,000 | \$539 |
| 2O | 1,173 sq ft | Oct 2023 | \$545,000 | \$465 |
| 11S | 789 sq ft | Oct 2023 | \$449,000 | \$569 |

Market Information



| | | | |
|------------------|---------------|------------------|---------------|
| Tides (North): | \$510/sq. ft. | Hollywood Beach: | \$426/sq. ft. |
| Hollywood Beach: | \$426/sq. ft. | Broward: | \$353/sq. ft. |

Inventory for Sale

| | |
|-----------------|----|
| Tides (North) | 5% |
| Hollywood Beach | 5% |
| Broward | 4% |

Avg. Time to Close Over Last 12 Months



Tides (North)
Hollywood Beach
Broward

118 days
87 days
68 days